

June 21, 2006 Airport Commission Minutes

Chairman Schober called the meeting to order at 9:10 a.m. He thanked the Commission members for meeting at 9 a.m. today per his request. Vice-chairman Crowley and Commissioner Bruce were in attendance. No present at today's meeting were Secretary Richards and Commissioner Bluemke. Others present: Val Ramos, Airport Admin; Steve Betzler, AOPA/WAC; Michael Neau, Airport Admin; Keith Markano, Airport Manager; Andrew Groth; Karl Engelke, Marine Executive Hangar; Roger Dibble, Venture Development and John Lotzer, Lake Country Aviation.

Approve/modify minutes of May 10, 2006 – A motion to approve the minutes of May 10th was made by Vice-chairman Crowley with a second by Commissioner Bruce. The motion passed.

Public comment/correspondence – Mr. Markano received e-mail from GE flight department commenting on the good job Mr. Markano's office was doing of keeping pilots informed on the 18/36 project. A letter was received from Mr. Terry Tesch, 1515 Evergreen Drive, regarding Taste of Summer event at the Expo Center that was offering helicopter rides. These rides were very disruptive to nearby residents and asked if something could be done to control this. Mr. Markano apologized to Mr. Tesch and explained that the Airport had nothing to do with these helicopter rides. He will contact the Expo Center to inform them to contact the Airport when they will have events offering helicopter rides so that they can work together with the air traffic controllers and avoid noise over the same area. The Commission asked Mr. Markano to correspond this in writing to Mr. Tesch and other parties involved. Vice-chairman Crowley said the airport should do damage control with the media and let them know that the airport had nothing to do with this helicopter activity.

Chairman's report – Chairman Schober said he was feeling well and very happy to be here today and also very appreciative of every day since his heart attached four weeks ago.

Airport Manager's report – Mr. Markano informed the Commission that night work on the construction project would be done July 17th to the 21st. There have been no negative comments received about closing the airport during this time. Mr. Markano did receive some complaints from airport tenants about the day closure. In meeting with the contractors to discuss these complaints, the contractors said they would be able to do the work at night instead of during the day.

Mr. Neau reviewed the fuel and traffic activity reports with the Commission. He reported that fuel prices have affected all of the country.

Discussion and action for approval of conceptual hangar plans for 540 Northview Road by Ron Engelke – Mr. Markano informed the Commission that this would be the first masonry hangar to be built at the airport in quite some time. Mr. Engelke and Mr. Markano met prior to today's meeting to review the new plans drawn since last month's Commission meeting. The Commission viewed the new plans presented by Mr. Engelke. The drainage swale and the access road would be relocated to the east to prevent any drainage problems with Phase II of the project; the replacement/reconstruction of the CAF hangar. Mr. Markano said this reconstruction would be fine and not create any problems operationally, but would require review of the drainage plan by engineers. Mr. Engelke requested that a portion of the lot that is not suitable for building purposes be removed from the land lease, but he would landscape and maintain this area. Chairman Schober asked if there was any required setback. Mr. Markano said the setback was appropriate for this hangar. Chairman Schober asked Mr. Markano if Commissioner Bluemke's concerns were met (Commissioner Bluemke's hangar is next to Mr. Engelke's lot). Mr. Markano said he met with Commissioner Bluemke and with the realignment of this hangar to north facing him there would not be any problem with construction of a hangar on the 540 Northview site. A motion to approve the conceptual hangar construction plans submitted by Mr. Engelke was made by Vice-chairman Crowley with a second

by Commissioner Bruce. Before the motion was passed, Vice-chairman Crowley commented that the City of Waukesha is very stringent on making the gateway to the City attractive. He said this building would compliment the Fabco building that was recently built. This will look very nice. Chairman called for the vote and the motion passed.

Discussion and action for conceptual approval of hangar plans for 2331 Aviation Drive (Jim Kreuter by Roger Dibble) – Mr. Dibble made this presentation to the Commission. Mr. Markano said these plans were almost identical as the ones the Commission approved for lots 2333, 2335 and 2337 Aviation Drive. Colors for the hangar were shown to the Commission. Mr. Dibble is requesting a variance to 60 x 66 feet instead of the 60 x 60 feet allowed. The aircraft to be kept in this hangar requires extra space and making the hangar deeper is desired. Chairman Schober asked Mr. Dibble if he had any equity in this project. Mr. Dibble replied that he did not have any interest and that this was not a conflict of interest for him. There is no concern with taxiway if the hangar is set back six feet. A motion to approve the conceptual hangar plans submitted at today's meeting for a 60 x 66 foot hangar was made by Vice-chairman Crowley with a second by Commissioner Bruce. The motion passed.

Discussion on possible affect of very light jets – Secretary Richards requested this agenda item. Due to his absence at today's meeting, a motion was made by Vice-Chairman Crowley with a second by Commissioner Bruce to table this item.

Discussion and action on proposed 2007 Operating Airport Budget – Mr. Markano commented that the budget format was changed for 2007 and apologized for not providing copies prior to the meeting. He pointed out that expenses have increased more rapidly than the incoming revenues. There will be an increase in snow and grass services, electric and gas use in 2007. 2007 will see an overall increase of 20% for gas and electric usage at the Airport. This year's fuel revenue has been down and will not meet the dollar amount predicted for 2006. Chairman Schober said the expenses for the Airport far exceed the revenue received. We are forced to cut back on Airport services to meet the tax levy. Chairman Schober asked Mr. Markano to estimate the amount of fuel sold and revenue received for 2006. Vice-chairman Crowley asked how the Airport could bring in more income/additional revenues. Would it be possible to bring in a car rental business to the Airport? Mr. Betzler suggested use of airport land for restaurant/business purpose. Could this change be made in the Airport Master Plan to allow this? A motion to approve fuel flowage fee to dollar amount that will balance the budget was made by Vice-chairman Crowley with a second by Commissioner Bruce. The motion passed.

Future Commission agenda items -

A motion to adjourn was made by Commissioner Bruce with a second from Vice-chairman Crowley. The motion passed.

Meeting adjourned at 10:13 a.m.

Next Commission Meeting: June 21, 2006

Respectfully submitted

Thomas G Schober
Chairman
6/21/06